

HUNTERS[®]

HERE TO GET *you* THERE



Wilder Street

St Pauls, Bristol, BS2 8QZ

£240,000



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Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



****Chain Free Large Garden Apartment with Parking!**** Look at the location on the edge of Portland Square literally steps away from Cabot Circus and Central Bristol. As well as Green Parks on the doorstep there is immediate motorway access making this location ideal! Self contained front entry from Cave Street and communal gardens as well as underground gated parking to the rear. Having a sunny South West facing private garden is a real rarity. Sitting on the ground floor of a beautiful period building overlooking a tree lined green. Inside the flat doesn't disappoint with its large rooms, separate kitchen, double glazed sash windows and in fantastic order throughout. What a gem - please make contact to have a look inside.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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